

LILLY ENTERPRISES, INC.
LILLY PROPERTY MANAGEMENT CO.

*Celebrating Over 25 Years
Of Providing Professional Service*
BROKER LIC. 00754144

Notice of Right to Request Initial Inspection
(California Civil Code Section 1950.5)

Pursuant to California Civil Code Section 1950.5, you have the right to request that the Landlord or Landlord's agent perform an Initial Inspection of the Premises you are occupying for the purpose of identifying deficiencies and giving you an opportunity to remedy these deficiencies to avoid deductions from your security deposit. This inspection shall occur no earlier than two (2) weeks prior to the termination of your tenancy during normal business hours. If you elect to do the work to remedy any identified deficiencies, you must do so at your own expense and you agree to indemnify, defend and hold harmless the Landlord and/or Landlord's agent from any costs of liabilities, etc. which may result from your election to do this work. For your protection, you should only use licensed and properly insured professionals.

Please check the appropriate box(s) below to indicate if you do or do not wish to have this initial inspection performed and return this Notice to Landlord's agent. **If you do not return this notice identifying your choice, it will be assumed that you do not wish to have your unit inspected.**

To: Landlord/Landlord's Agent

- I wish to have an Initial Inspection of my unit be performed.
- I wish to be present for this inspection. Please contact me to arrange a mutually agreed upon time.
- I do not wish to be present for this inspection. Please perform the inspection without me. I will ensure that you will have unfettered access to my unit (i.e. keys provided; alarm codes provided or turned-off; animals secured; etc.).
- I do not wish to have my unit inspected and hereby waive my right to have an Initial Inspection of my unit performed.

TENANT:

By: _____

Date: _____

Phone #: _____

Complete and return to:

Lilly Property Management Company
152 West Walnut Street, Suite 290
Gardena, CA 90248



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